

PUBLIC HEARING AGENDA



Planning & Zoning Commission

T U E S D A Y
August 23, 2005

REVISED

According to the Arizona Open Meeting Law, the Planning Commission may only discuss matters listed on the Planning & Zoning Commission agenda. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

TRANSPORTATION OVERLAY DISTRICT WORK STUDY SESSION 5:00 p.m. – Development Services Main Conference Room (Garden Level – East Side), 31 E. 5th Street. Four members of the Planning & Zoning Commission and three members of the Redevelopment Review Commission will be meeting with staff to review the proposed Zoning Code Amendment for a Transportation Overlay District. No action will be taken at this meeting; this is a working group meeting.

PRE-SESSION – begins at 6:30 p.m. – City Council Chambers 31 E. 5th Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.

- Review of proposed Agenda

PLANNING AND ZONING COMMISSION HEARING 7:00 p.m. – City Council Chambers 31 E. 5th St.

- 1. CONSIDERATION OF MEETING MINUTES: August 9, 2005**
- 2. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **DOG DAY CARE CENTER (CC050060)** (Chris and Erin Quigley, applicant) **#SIP-2005.78** for a use permit to allow an Animal Kennel (without overnight stay), consisting of 2,370 square feet area in the PCC-1, Planned Commercial Center Neighborhood District, located at 1730 East Elliot Road, Suite 1-3.
- 3. ZONING AND DEVELOPMENT CODE (0414-06)** Hold a public hearing for **PUBLIC HEARING SIGNS (CC050063)** (City of Tempe, applicant) **Ordinance No. 2005.59 #ZON-2005.15** for a code text amendment in the Zoning and Development Code, amending Section 6-404 Notice for Public Hearings, to allow smaller hearing signs for single-family residential and inline commercial tenants with no landscape.
- 4. ZONING AND DEVELOPMENT CODE (0414-06)** Hold a public hearing for **DEVELOPMENT PLAN REVIEW APPLICATIONS (CC050064)** (City of Tempe, applicant) **Ordinance No. 2005.60 #ZON-2005.16** for a code text amendment in the Zoning and Development Code, amending Section 6-101 and 6-306 Development Plan Review, allowing new developments up to 5,000 square feet to be considered a Minor Development Plan Review (administrative review).
- 5. PLANNED DEVELOPMENT (0406)** Hold a public hearing for **SUBCULTURE CAFE (CC050055)** (Hivani Oil Arizona, property owner /Jeff Berlinsky, business owner) **#SIP-2005.74** for a use permit to allow live entertainment consisting of musical events ranging from individual performers to live bands in the PCC-1, Planned Commercial Center Neighborhood District, located at 227 East Baseline Road, Suite J-7.
- 6. ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for the **TEMPE TRANSPORTATION OVERLAY DISTRICT (CC050026)** (City of Tempe, applicant) **Ordinance No.**

2005.24 #ZON-2005.08 to amend the Zoning and Development Code (text and map amendment), Part 5, to include the Transportation Overlay District. The proposed Transportation Overlay District will change development standards for residential density, building height, lot setbacks, design standards, and allowable uses within the defined boundary. Approximately 685 parcels of private or public owned property are located within the corridor and nine (9) station areas. The area within the overlay district is approximately 653 acres of land. Single-family zoned properties are excluded from the overlay district.
NOTE: THIS ITEM WAS CONTINUED FROM HEARINGS ON 5/24, 6/14, 6/28, 7/26, and 8/9/05.

7. STAFF ANNOUNCEMENTS

8. COMMISSION ANNOUNCEMENTS

POST-SESSION – begins after regular meeting – City Council Chambers 31 E. 5th Street.
If necessary, continue pre-session discussion.